

## **S U M M A R Y**

<b>FILE NO.</b>	2197	<b>Thomas Guide Map No.</b>	656
		<b>Date Received:</b>	04/21/05
		<b>Date Distributed:</b>	04/22/05
<b>ENTITY</b>	City of Renton	<b>Date Filed:</b>	
<b>ACTION</b>	Petition for Land Annexation	<b>Expiration 45 Days:</b>	06/05/05 (See Note #1)
<b>TITLE</b>	Maplewood Addition Annexation	<b>Board Meeting:</b>	May, 2005

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<b>Location</b>	The Annexation Area is located on the east side of the City of Renton. The northern boundary of the Annexation Area is generally formed by Maple Valley Highway (SR 169) and the Maplewood Golf Course. The eastern and southern boundaries of the Annexation Area are generally formed by the Cedar River. The western boundary of the Annexation Area is adjacent to the City of Renton (generally west of 130 <sup>th</sup> Avenue SE.)
<b>Land Area</b>	Approximately 60.5 acres
<b>Land Use</b>	Single-family homes: 161 units
<b>Population</b>	Approximately 400 persons
<b>Assessed Valuation</b>	\$32,575,000.
<b>County Comprehensive Plan Designation</b>	Urban Residential Use (4-12 dwelling units per gross acre)
<b>County Zoning</b>	Residential (R-6: Maximum 9 dwelling units per gross acre)
<b>City Comprehensive Plan</b>	<u>Effective (2004):</u> Residential Single Family (RS) <u>Pending (2005):</u> Residential Low Density (RLD)
<b>City Zoning</b>	<u>Effective (2004):</u> Residential Single Family (R-8: 8 units per net acre) <u>Pending (2005):</u> Residential Single Family (R-4: 4 units per net acre)

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*(Note #1: In conjunction with the Maplewood Addition Notice of Intention, the City of Renton has invoked jurisdiction of the Boundary Review Board for the reported purpose of seeking a public hearing for this proposed annexation before the Board. The City is requesting a public hearing in order to "allow simultaneous consideration of this annexation with the proposed Fairwood incorporation as well as an opportunity to consider possible future expansion of this annexation's boundaries."*

*Based upon the invoking of jurisdiction, File No. 2197 would be considered at a joint public hearing for the proposed Maplewood Addition and the proposed Fairwood Incorporation.*

*Under RCW 36.93.105 "if a review of a proposal is requested, the board shall make a finding as prescribed in RCW 36.93.150 within one hundred twenty days after the filing of such a request for review. If this period of one hundred twenty days shall elapse without the board making a finding as prescribed in RCW 36.93.150, the proposal shall be deemed approved unless the board and the person who submitted the proposal agree to an extension of the one hundred twenty day period." Based upon the current review schedule for the Fairwood Incorporation, it is likely that the public hearing for the incorporation will take place in Autumn of 2005. In that event, the City of Renton may waive the 120-day requirement to support the requested simultaneous review of the proposed Maplewood Addition Annexation and the proposed Fairwood Incorporation.*

<b>District Comprehensive Plan</b>	City of Renton Comprehensive Sewer District Plan (See Note #2)
<b>District Franchise</b>	No franchise is required for the City to provide services to Maplewood Addition.
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

**ENTITIES/AGENCIES NOTIFIED:**

<b>King County Council Member(s)</b>	Reagan Dunn; Steve Hammond; Dwight Pelz
<b>King County:</b>	Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)
<b>Cities:</b>	Not Applicable
<b>Fire Districts:</b>	King County Fire Protection District No. 25; City of Renton Fire Department
<b>Water Districts:</b>	Maplewood Addition Water Cooperative; City of Renton Water Utilities Department; Cedar River Water and Sewer District (See Note #3)
<b>Sewer Districts:</b>	City of Renton Sewer Department; Cedar River Water and Sewer District (See Note #2)
<b>School Districts:</b>	Renton School District No. 403
<b>Other Entities:</b>	Fairwood Task Force

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**Note #2:** Sewer services are not required in conjunction with annexation. The King County Health Department determines sewer systems requirements.

*In the event that the Health Department requires sewers to the area, the City of Renton is the designated sewer provider for the Maplewood Annexation Area. Renton would also be the provider for Maplewood Addition residents seeking to connect to a municipal sewer system.*

*However, pursuant to RCW 36.93.100 and RCW 36.93.160 the Boundary Review Board must send the Notice of Intention to the above-listed sewer districts.*

**Note #3:** Water services are provided by Maplewood Addition Water Cooperative. Water service would not change as a result of annexation. However, pursuant to RCW 36.93.100 and RCW 36.93.160 the Boundary Review Board must send the Notice of Intention to the above-listed water districts.

## **SUMMARY (File No. 2197)**

The City of Renton proposes the annexation of 60.5 acres, known as the Maplewood Addition Annexation Area. This annexation was proposed by a Notice of Intention submitted under the 60% Direct Petition to Annex, pursuant to RCW 35A.14. Renton City Council adopted the Petition for Annexation in April of 2005.

The Maplewood Addition Annexation is located on the east side of the City of Renton. The northern boundary of the Annexation Area is generally formed by Maple Valley Highway (SR 169) and the Maplewood Golf Course. The eastern and southern boundaries of the Annexation Area are generally formed by the Cedar River. The western boundary of the Annexation Area is adjacent to the City of Renton (generally west of 130<sup>th</sup> Avenue SE.) The Maplewood Addition Annexation Area is located wholly within the Urban Growth Area designated by King County.

City of Renton officials report that the territory described as the Maplewood Addition is located within the boundaries of a greater land area proposed for incorporation as a new City of Fairwood.

In order to serve the interests of the citizens of Maplewood Addition, the City of Renton has invoked jurisdiction of the Boundary Review Board (in conjunction with the Notice of Intention) to request a public hearing for the Maplewood Addition Annexation before the Board. More specifically, the City has invoked jurisdiction in order to "allow simultaneous consideration of this annexation with the proposed Fairwood incorporation, as well as an opportunity to consider possible future expansion of this annexation's boundaries."

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With respect to the Notice of Intention for the Maplewood Addition Annexation, Maplewood Addition is included in the City of Renton Comprehensive Plan "Annexation Element" and is located within the Renton Potential Annexation Area. The proposed action is reportedly consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. More specifically, the City's Comprehensive Plan supports:

- Annexation of lands that are designated for urbanization under King County Comprehensive planning, zoning, and subdivision regulations (LU 37.5)
- Annexation of lands for which the City currently provides services or which impact the City's infrastructure (LU-41)
- Annexation of lands that can be served by available infrastructure (LU-1)
- Annexation of lands for which the City of Renton should logically be the primary provider of urban infrastructure and services (LU-36)
- Annexation of lands that include environmental sensitive areas where...development could adversely influence the environmental and land use character of Renton (LU-42)

Presently the Maplewood Addition Area is fully developed with approximately 161 single-family homes. The City of Renton has planned for development/redevelopment and services at this level of urban density. For example, upon annexation, the City of Renton is prepared to provide development review under Renton Zoning Regulations that establish standards that will guide ongoing uses and redevelopment on Maplewood Addition properties. In addition, the City is prepared to provide environmental review to Maplewood Addition based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., Critical Areas Ordinances; Drainage/Surface Water Standards.)

The City of Renton is also prepared to address Maplewood Addition services as follows:

*Water Services:* Maplewood Addition currently receives water service from, Maplewood Addition Cooperative, an independent water district. The Area is not included in Renton's current Water Service Plan. The City does not require connection to a public water purveyor. If Maplewood Addition residents wish to connect to a public water system, the consumers and provider would need to negotiate a contract. The City of Renton Water Service and Cedar River Water & Sewer District are both qualified to provide water service to Maplewood Addition.

*Sewer Services:* Maplewood Addition homes are currently on septic systems. Area residents may retain these systems for the present. Renton is the designated sewer provider so that the City would provide sewers if Maplewood Addition requests connections to the sewer system. Additionally, the City of Renton would provide sewers if the King County Health Department, which has jurisdiction over sewage management, declares the septic systems to be inadequate or hazardous and deems sewers to be necessary to protect public health and welfare.

*Emergency Services:* Upon annexation, the Renton Police Department would replace the King County Sheriff as the provider of services to Maplewood Addition.

The Renton Fire Department currently provides fire services and medical emergency services to Maplewood Addition under a contract with Fire Protection District #25. Upon annexation, the City of Renton would continue to provide fire services and emergency services to Maplewood Addition.

*Other Community Services:* Both County and City library facilities and recreation facilities would be available to the community. Citizens would be able to access local recreational facilities at rates established for residents of the City.

There would be no change in School District boundaries. Children of Maplewood Addition would continue to attend schools in Renton School District No. 403.

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The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, annexation reportedly would be consistent with RCW 36.70A.020 (1), and RCW 36.70A.020 (12), which encourage local jurisdictions to govern, permit appropriate development, and support corollary public services/facilities in urban areas. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Maplewood Addition Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Maplewood Addition Annexation:

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-301: Growth within urban areas should occur in cities; County should support annexations to direct growth to cities.

U-304: Growth should be focused within city boundaries.

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

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The proposed Maplewood Addition Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This Area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., Cedar River, Cedar River Park, Maple Valley Highway.)

The Maplewood Addition Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. More specifically:

- Maplewood Addition is located immediately adjacent to (and substantially surrounded by) the City of Renton.
- Maplewood Addition is established for annexation to Renton under the City Comprehensive Plan.
- Maplewood Addition is currently receiving fire services and medical emergency services from the City of Renton.
- The City of Renton has planned and can provide other urban services to the Maplewood Addition Area either directly or via agreements between the City and service providers.
- Maplewood Addition residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

The Maplewood Addition Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Renton has conducted fiscal analyses related to the proposed annexation area in order to identify General Fund revenues and costs associated with governance of/service to the Maplewood Addition Area. The analysis was conducted for the existing full development scenario based both upon the current year and estimated future years. Studies estimate City expenditures at \$199,376 and revenues at \$159,615.

City officials state that the annexation is not anticipated to have a significant impact upon the community. More specifically, the addition of Maplewood Addition is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for general capital facilities and public services (e.g., road maintenance, fire protection, police protection, parks maintenance, law and justice).

If Maplewood Addition residents decide that they wish to have local services, and the City of Renton is designated as the service provider, it is likely that Local Improvement Districts will be developed to address costs to property owners for standard connections and services. Future capital needs and costs will be established and funded through the Renton Capital Investment Program and other funding systems as appropriate to the service (e.g., water, sewer service).

The City of Renton supports this annexation in order to serve citizens of Maplewood Addition and the greater community.

Good Morning Don

As you are likely aware, under RCW 36.93, the Boundary Review Board has 120 days to issue a decision on a file for which jurisdiction has been invoked.

In the case of Maplewood Addition, the 120<sup>th</sup> day would fall on/about August 20<sup>th</sup>.

Owing to the fact that this proposal is linked to the Fairwood Incorporation, the City of Renton had agreed, in principle, to waive the 120 day review period to permit simultaneous review of the proposed annexation and the proposed incorporation.

I have talked with Michael Thomas, who is coordinating the incorporation study. He believes that the study is basically on target for submittal later this month. Assuming that target is accurate, the Board should be able to conduct review of the study in August/September and then could likely hold public hearings in September and/or October.

Thus, I am now seeking a formal letter from the City of Renton agreeing to waive the 120 day period for Maplewood Addition to permit the intended simultaneous review of the annexation and the incorporation.

I would look forward to receiving the letter of waiver/extension by no later than August 1.

If you have questions, please do contact me.

Thank you.